

Workshop Four

Name of Item	Why is amendment needed?	What does the amendment do?	Code Sections
Height-Building Separation for Structure height	Currently the code does not clarify what constitutes a structure for the distance separation. These can include swimming pools, retaining walls, fences, patios, and underground parking structures and therefore the subject buildings should be measured together.	Structures would be defined in this section only as structurally independent structures in excess of 6' high. Additionally adjacent structures shall not constitute a "structure" for purposes of structure separation: underground structures, retaining walls, fences, trellises, swimming pools, exterior stairs, and at grade patios and terraces."	113.0279(3)
Height-Structure Height Clarification	To eliminate the misunderstanding of Diagram 113-02KK for height measurement.	Clarify that the 3 images in the diagram are building "elevations" not sections and that the grade depicted is outside the building footprint	113.0270 [
La Jolla Shores PDO-Angled, Stepped Back Building Envelope	Currently the there is no measurable regulation and it is more restrictive than Citywide.	The proposed code amendment will provide a numerical guideline for an angled, stepped back building envelope that will reduce the perception of bulk and prevent the wall effect along the street as viewed from the public right of way.	1510.0304
La Jolla Shores PDO: Apply Citywide Single Family Zone Designation Development Regulations	Currently, there are no numerical measurements comparing a structure's size to its lot area.	Amend the LJSPDO to provide equivalence between LJSPD-SF zone nomenclature and RS City-wide zone nomenclature with regard to the relation between structure size and lot size.	1510.0304
La Jolla Shores Planned District Advisory Board	Currently there is a requirement for the City Manager to serve as Secretary of the La Jolla Shores Planned District Advisory Board.	Remove the requirement to be consistent with Community Planning group reforms. City staff would be not required to sit on the board.	1510.0105
La Jolla Shores Planned District Ordinance (LJSPDO) Design Manual-site in code	In 1974, the City Council adopted the La Jolla Shores Design Manual (LJSDM) and the LJSPDO. Although the LJSDM was adopted it is not clearly identified within the LJSPDO.	Add language to specifically cite the LJSDM in the LJSPDO.	1510.0301
La Jolla Shores Planned District Ordinance(LJSPDO)-Fences & Retaining Wall Height.	Currently, the LJSPDO does not provide specific rules for height of fences and walls. Typically Planned Districts would refer back to Citywide regulations regarding fence and walls.	Remove any regulations regarding fence and wall height in the LJSPDO and add a reference referring back to Citywide regulations for fences and walls.	1510.0107(a)
Lot Line Adjustment-Environmentally Sensitive Lands(ESL)	To correct is needed to explain the application of the intent of the regulations	For lot line adjustments in ESL, a Process 2 decision would be required.	126.0402 143.0110 Table 143-01A
Use Table-Mixed Use Zones	When the Mixed-Use zones were adopted some incompatible uses were allowed.	Remove the Adult Entertainment uses from the mixed-use zones and remove requirement for light industrial to be limited to 7,500 sf.	131.0707 Table 131-07A

Height-Building Separation for Structure height

Currently the code does not clarify what constitutes a structure for the distance separation. These can include swimming pools, retaining walls, fences, patios, and underground parking structures and therefore the subject buildings should be measured together.

Structures would be defined in this section only as structurally independent structures in excess of 6' high. Additionally adjacent structures shall not constitute a "structure" for purposes of structure separation: underground structures, retaining walls, fences, trellises, swimming pools, exterior stairs, and at grade patios and terraces."

113.0270

113.0270(a)(3) Measuring Structure Height

(a) Structure Height of Buildings and Structures (Excluding Fences, Retaining Walls, or Signs)

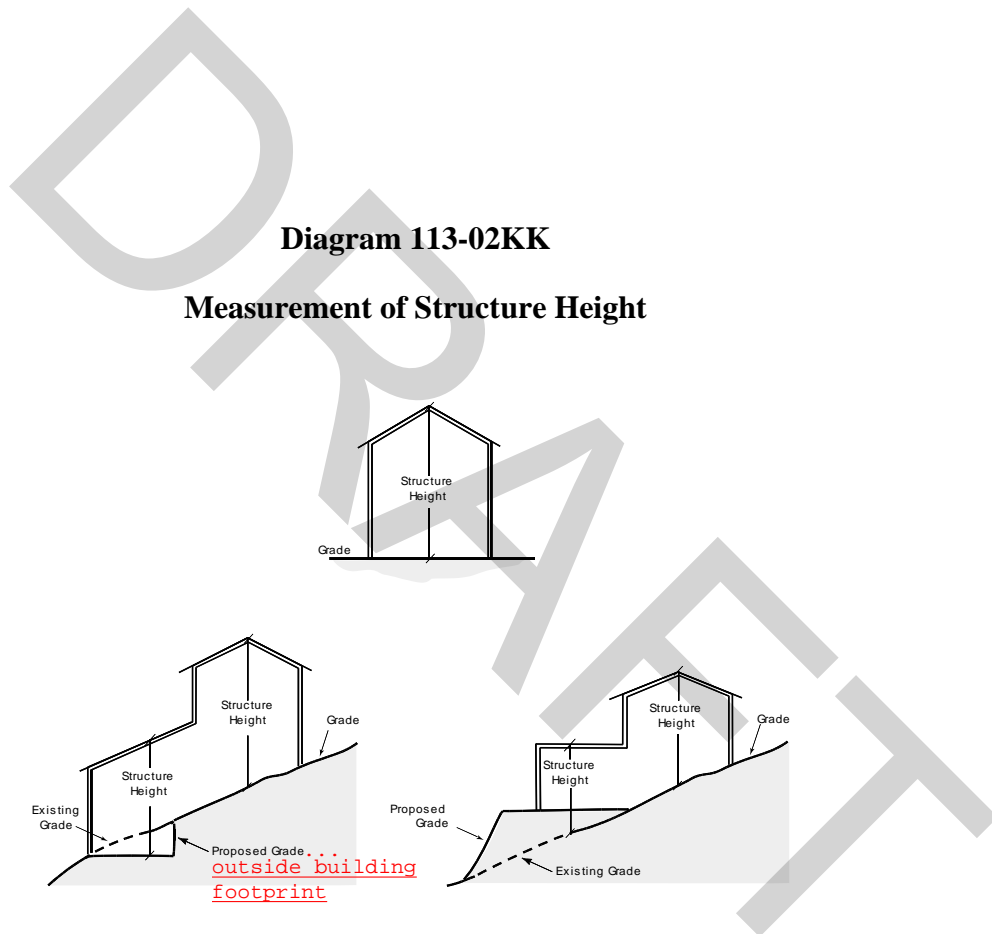
(3) Structure height is measured separately for each structure that is separated from another

structure on the premises by 6 feet or more. Separation between structures shall be measured in plan view to account for the structural envelope of each structure. For purposes of this section, "structures" refers to structurally independent structures in excess of 6' high. Additionally the following structures when structurally independent of adjacent structures shall not constitute a "structure" for purposes of structure separation: underground structures, retaining walls, fences, trellises, swimming pools, exterior stairs, and at grade patios and terraces.

Height Clarification

To eliminate the misunderstanding of Diagram 113-02KK for height measurement.

Clarify that the 3 images in the diagram are building "elevations" not sections and that the grade depicted is outside the building footprint.



BUILDING ELEVATIONS

La Jolla Shores PDO- Angled, Stepped Back Building Envelope

§1510.0304 Single Family Zone-Development Regulations

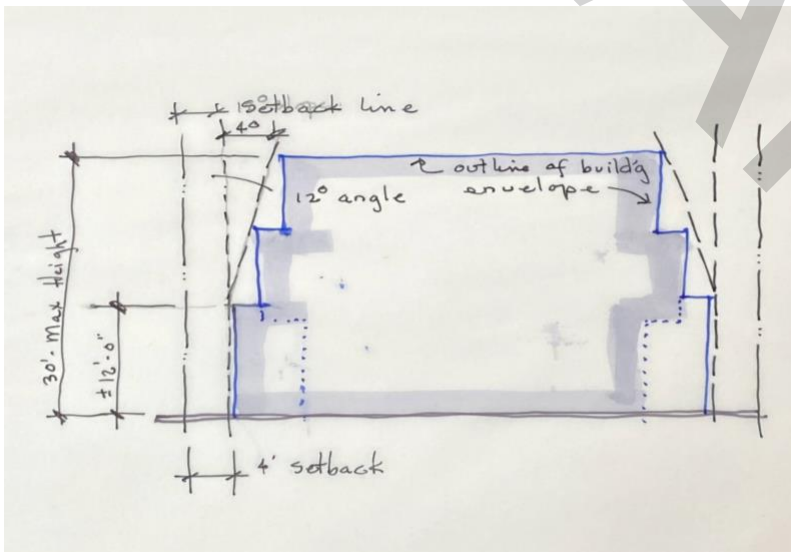
The proposed code amendment will provide a numerical guideline for an angled, stepped back building envelope that will reduce the perception of bulk and prevent the wall effect along the street as viewed from the public right of way.

(c) Maximum Building Height

No building or structure shall be erected, constructed, altered, moved or enlarged to a greater height than 30 feet.

Add: 1510.0304 (c) (1) An angled step back building envelope plane shall be required adjacent to required side, front and rear yards beginning above the 1st story at a minimum of 12 degrees and above the 2nd story feet at a minimum of 12 degrees to the maximum building height. The angled building envelope planes shall be measured in accordance with Diagram xxx

Diagram xxx, Angled, stepped back envelope.



La Jolla Shores PDO: Apply Citywide Single Family Zone Designation Development Regulations

NEW §1510. 0304 (i) based on 131 .0446 Maximum Floor Area Ratio in Residential Zones

(i) Maximum Floor Area Ratio

The maximum permitted floor area ratio is based on the lot area in accordance with

Table 131-04J in the SDMC Chapter 13:

Table xxxx

Maximum Floor Area Ratio in LJSPD-SF Zone

<u>Lot Area</u> <u>(square feet)</u>	<u>Floor Area Ratio</u>
<u>3, 000 and less</u>	<u>0.7</u>
<u>3,001 – 4,000</u>	<u>0.65</u>
<u>4,001 – 5,000</u>	<u>0.6</u>
<u>5,001 – 6,000</u>	<u>0.59</u>
<u>6,001 – 7,000</u>	<u>0.58</u>
<u>7,001 – 8,000</u>	<u>0.57</u>
<u>8,001 – 9,000</u>	<u>0.56</u>
<u>9,001 – 10,000</u>	<u>0.55</u>
<u>10,001 – 11,000</u>	<u>0.54</u>
<u>11,001 – 12,000</u>	<u>0.53</u>
<u>12,001 – 13,000</u>	<u>0.52</u>
<u>13,001 – 14,000</u>	<u>0.51</u>
<u>14,001 – 15,000</u>	<u>0.5</u>
<u>15,001 – 16,000</u>	<u>0.49</u>
<u>16,001 – 17,000</u>	<u>0.48</u>
<u>17,001 -- 18000</u>	<u>0.47</u>
<u>18,001 – 19,000</u>	<u>0.46</u>
<u>19,001 and greater</u>	<u>0.45</u>

Amend the LJSPDO to provide equivalence between LJSPD-SF zone nomenclature and RS City-wide zone nomenclature with regard to the relation between structure size and lot size.

(1) For lots that exceed the minimum lot area required by the applicable zone and where more than 50 percent of the lot area contains steep hillsides, the maximum permitted floor area ratio shall be based on the following:

_____ (A) The area of the site not containing steep hillsides or the minimum lot area required by the applicable zone, whichever is greater; plus

_____ (B) 25 percent of the remaining lot area not included in (A), above

La Jolla Shores Planned District Advisory Board

§1510.0105 La Jolla Shores Planned District Advisory Board

- (a) La Jolla Shores Planned District Advisory Board Created
- (1) There is hereby created a La Jolla Shores Planned District Advisory Board which shall be composed of seven members who shall serve without compensation. The members shall be appointed by the Mayor and confirmed by the Council. The members shall serve two-year terms and each member shall serve until his successor is duly appointed and qualified. The members shall be appointed in such a manner that the terms of not more than four members shall expire in any one year. The expiration date shall be April 1. During April of each year, the Mayor may designate one member as Chairman; however, in the absence of such designation, the Board shall, on or after May 15, select a Chairman from among its members.
 - (2) At the time of appointment and during incumbency five of the seven-member board shall be resident property owners of the La Jolla Shores Planned District. The sixth member shall be a resident of the district but need not own property and the seventh member shall own property in the district but need not be a resident. Members of the Board shall be persons who shall be specifically qualified by reason of interest, training or experience in art, architecture, land development, landscape architecture, planning, urban design, or other relevant business or profession to judge the effects of a proposed development upon the desirability, property values, and development of surrounding areas. At least one member of such Board shall be a registered architect in the State of California.
 - (3) The Board may adopt rules of procedure to supplement those contained within the La Jolla Shores Planned District Ordinance. Four members shall constitute a quorum for the transaction of business and a majority vote; and not less than four affirmative votes shall be necessary to make any Board decision.
 - (4) The City Manager shall serve as Secretary of the Board and as an ex officio member and maintain records of all official actions of the Review Board. The Secretary shall not be entitled to vote.
R E M O V E
 - (5) All officers of the City shall cooperate with the Board and render all reasonable assistance to it.
 - (6) The Board shall render a report annually on March 31, or on request, to the Mayor.

Ch.	Art.	Div.
15	10	1

1510.0301 General Design Regulations

Concurrent with the adoption of the La Jolla Shores Planned District Ordinance, the City Council adopted architectural and design standards, by resolution, to be used in evaluating the appropriateness of any development for which a permit is applied under the La Jolla Shores Planned District Ordinance; such architectural and design standards ~~has been~~ shall be filed in the office of the City Clerk as a numbered document, Resolution No. 210627 adopting the LA JOLLA SHORES DESIGN MANUAL intended to provide design guidelines for the La Jolla Shores Planned District, a copy of which is filed in the office of the City Clerk as Document No. 747629.

La Jolla Shores Planned District Ordinance(LJSPDO)- Fences & Retaining Wall Height.

1510.0107

Applicable Regulations

- (a) Where not otherwise specified in the La Jolla Shores Planned District, the following provisions of the Land Development Code apply:
- Chapter 11 (Land Development Procedures);
- Chapter 12 (Land Development Reviews);
- Chapter 13, (Zones);
- Chapter 14, Article 2, Division 1 (Grading Regulations);
- Chapter 14, Article 2, Division 2 (Drainage Regulations);
- Chapter 14, Article 2, Division 3 (Fence Regulations);
- Chapter 14, Article 2, Division 5 (Parking Regulations);
- Chapter 14, Article 2, Division 6 (Public Facility Regulations);
- Chapter 14, Article 2, Division 8 (Refuse and Recyclable Materials Storage Regulations);
- Chapter 14, Article 3 (Supplemental Development Regulations); Chapter 14, Article 4 (Subdivision Regulations);
- Chapter 14, Article 5 (Building Regulations);
- Chapter 14, Article 6 (Electrical Regulations); and
- Chapter 14, Article 7 (Plumbing and Mechanical Regulations).
- (b) Where there is a conflict between the Land Development Code and the La Jolla Shores Planned District Ordinance, the Planned District Ordinance applies.

Lot Line Adjustment-Environmentally Sensitive Lands(ESL)

A correction is needed to explain the application of the intent of the regulations

For lot line adjustments in ESL, a Process 2 decision would be required.

§126.0401 Purpose of The Neighborhood Development Permit Procedures

The purpose of these procedures is to establish a review process for proposed *development* that may be desirable but may have some limited physical impacts on the surrounding properties. The intent of these procedures is to determine if the proposed *development* complies with the development regulations of the applicable zone, as well as supplemental regulations for the type of *development* proposed, and to apply limited conditions if necessary to achieve conformance with these regulations.

(Added 12-9-1997 by O-18451 N.S.; effective 1-1-2000.)

§126.0402 When a Neighborhood Development Permit Is Required

(a) through (q) No change in text

(r) A Neighborhood Development Permit is required for a Lot Line adjustment on a premises containing *environmentally sensitive lands*.

§143.0110 When Environmentally Sensitive Lands Regulations Apply

This Division applies to all proposed *development* on a *premises* where *environmentally sensitive lands* are present. Outside the Coastal Overlay Zone, *development* on a *premises* that does not contain *environmentally sensitive lands* but is located adjacent to a *premises* that contains *environmentally sensitive lands* is not subject to this Division, except that the *development* shall comply with Section 143.0110(d).

- (a) Where any portion of the *premises* contains any of the following *environmentally sensitive lands*, this division shall apply to the entire *premises*, unless otherwise provided in this division:
 - (1) *Sensitive biological resources*;
 - (2) *Steep hillsides*;
 - (3) *Coastal beaches* (including V zones);
 - (4) *Sensitive coastal bluffs*; and
 - (5) *Special Flood Hazard Areas* (except V zones).
- (b) Table 143-01A identifies the appropriate development regulations, the required decision process, and the permitted uses applicable to various types of *development* proposals that propose to encroach into *environmentally sensitive lands* or that do not qualify for an exemption pursuant to Section 143.0110(c).

Table 143-01A
Applicability of Environmentally Sensitive Lands Regulations

<i>Environmentally Sensitive Lands Potentially Impacted by Project</i>						
Type of Development Proposal		Wetlands, listed species habitat ⁽¹⁾	Other Sensitive Biological Resources other than Wetlands and listed species habitat ⁽⁶⁾	Steep Hill-sides ⁽⁶⁾	Sensitive Coastal Bluffs and Coastal Beaches	Floodplains
1. <i>Single dwelling units on individual lots equal to or less than 15,000 square feet⁽²⁾</i>	R	143.0141(a),(b)	143.0141	143.0142 except (a) ⁽⁵⁾	143.0143, 143.0144	143.0145 143.0146
	P	NDP/ Process Two	NDP/ Process Two	NDP/ Process Two	SDP/ Process Three	NDP/ Process Two
	U	143.0130(d),(e)	--	--	143.0130(a), (b)	143.0130(c)
2. <i>Single dwelling units on lots or multiple lots totaling more than 15,000 square feet</i>	R	143.0141(a),(b)	143.0141	143.0142	143.0143, 143.0144	143.0145
	P	SDP/ Process Three	SDP/ Process Three	SDP/ Process Three	SDP/ Process Three	SDP/ Process Three
	U	143.0130(d),(e)	--	--	143.0130(a), (b)	143.0130(c)
3. <i>Multiple dwelling unit and non-residential development and public works projects</i>	R	143.0141(a),(b)	143.0141	143.0142	143.0143, 143.0144	143.0145 143.0146
	P	SDP/ Process Three	SDP/ Process Three	SDP/ Process Three	SDP/ Process Three	SDP/ Process Three
	U	143.0130(d),(e)	--	--	143.0130(a), (b)	143.0130(c)
4. <i>Any subdivision of a premises</i>	R	143.0141(a),(b)	143.0141	143.0142 ⁽³⁾	143.0143, 143.0144	143.0145 143.0146
	P	SDP/ Process Four	SDP/ Process Four	SDP/ Process Four	SDP/ Process Four	SDP/ Process Four

Environmentally Sensitive Lands Potentially Impacted by Project						
Type of Development Proposal		Wetlands, listed species habitat⁽¹⁾	Other Sensitive Biological Resources other than Wetlands and listed species habitat⁽⁶⁾	Steep Hillsides⁽⁶⁾	Sensitive Coastal Bluffs and Coastal Beaches	Floodplains
	U	143.0130(d),(e)	--	--	143.0130 (a), (b)	143.0130 (c)
5. Project-specific land use plans	R	143.0141(a),(b), 143.0115	143.0141, 143.0115	143.0142, 143.0115	143.0143, 143.0144, 143.0115	143.0115, 143.0145 143.0146
	P	SDP/Process Four/Five	SDP/Process Four/Five	SDP/Process Four/Five	SDP/Process Four/Five	SDP/Process Four/Five
	U	143.0130(d),(e)	--	--	143.0130(a), (b)	143.0130(c)
6. Any development that proposes deviations from any portion of the Environmentally Sensitive Lands Regulations, except capital improvement program projects	R	143.0141(a),(b), 143.0150	143.0141, 143.0150	143.0142, 143.0150 ⁽⁴⁾	143.0143, 143.0144, 143.0150	143.0145, 143.0146 143.0150
	P	SDP/Process Four	SDP/Process Four	SDP/Process Four	SDP/Process Four	SDP/Process Four
	U	143.0130(d),(e)-	--	--	143.0130(a), (b)	143.0130(c)
7. Development other than single dwelling units on individual lots, that proposes alternative compliance for development area in steep hillsides.	R	--	--	143.0142 except (a), 143.0151	--	--
	P	--	--	SDP/Process Four	--	--
	U	--	--	--	--	--
8. Any capital improvement program project or public project determined to be in compliance with the Environmentally Sensitive Lands Regulations without deviation	R	143.0141(a), (b)	143.0141	143.0142	143.0143, 143.0144	143.0145, 143.0146
	P	SDP/Process CIP/Public Project-Two	SDP/Process CIP/Public Project-Two	SDP/Process CIP/Public Project-Two	SDP/Process CIP/Public Project-Two	SDP/Process CIP/Public Project-Two
	U	143.0130(d), (e)	--	--	143.0130(a), (b)	143.0130(c)
9. Any capital improvement program project	R	143.0141(a), (b), 143.0150	143.0141, 143.0150	143.0142, 143.0150 ⁽⁴⁾	143.0143, 143.0144, 143.0150	143.0145, 143.0146, 143.0150

<i>Environmentally Sensitive Lands Potentially Impacted by Project</i>						
Type of Development Proposal		Wetlands, listed species habitat⁽¹⁾	Other Sensitive Biological Resources other than Wetlands and listed species habitat⁽⁶⁾	Steep Hillsides⁽⁶⁾	Sensitive Coastal Bluffs and Coastal Beaches	Floodplains
or public project that deviates from the <i>Environmentally Sensitive Lands</i> Regulations	P	SDP/ Process CIP/Public Project--Two	SDP/ Process CIP/Public Project-Two	SDP/ Process CIP/Public Project-Two	SDP/ Process CIP/Public Project-Two	SDP/ Process CIP/Public Project-Two
	U	143.0130(d), (e)	--	--	143.0130(a), (b)	143.0130(c)
10. Lot line adjustments	R P	143.0141(a),(b) NDP/Process 2	143.0141 NDP/Process 2	143.0142 ⁽³⁾ NDP/Process 2	143.0143, 143.0144 NDP/Process 2	143.0145,143.0146 NDP/Process 2

Use Table-Mixed Use Zones

When the Mixed-Use zones were adopted some incompatible uses were allowed.

Remove the Adult Entertainment uses from the mixed-use zones and remove requirement for light industrial to be limited to 7,500 sf.

131.0701

Table 131.0707

9 / 29 | - 90% + | [Icons]

Maintenance & Repair	-	-	-	P	P	P
Off-site Services	-	-	-	P	P	P
Personal Services	P	P	P	P	P	P
Radio & Television Studios	P	P	P	P	P	P
Tasting Rooms	p(5)	p(5)	p(5)	p(5)	p(5)	p(5)
Visitor Accommodations	P	P	P	P	P	P
Separately Regulated Commercial Services Uses						
Adult Day Care Facility	L	L	L	L	L	L
Adult Entertainment Establishments:						
Adult Book Store	-	-	-	L	L	L
Adult Cabaret	-	-	-	L	L	L
Adult Drive-In Theater	-	-	-	L	L	L
Adult Mini-Motion Picture Theater	-	-	-	L	L	L
Adult Model Studio	-	-	-	L	L	L
Adult Motel	-	-	-	L	L	L
Adult Motion Picture Theater	-	-	-	L	L	L

13 1 7 8

San Diego Municipal Code
(3-2021)

Chapter 13: Zones

Use Categories/Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones					
		RMX			EMX		
		1st >>	2nd >>	3rd >>	1st >>	2nd >>	3rd >>
Adult Peep Show Theater		-	-	-	L	L	L
Adult Theater		-	-	-	L	L	L
Body Painting Studio		L	L	L	L	L	L
Massage Establishment		L	L	L	L	L	L
Sexual Encounter Establishment		L	L	L	L	L	L
Assembly and Entertainment Uses, Including Places of Religious Assembly		L(2)	L(2)	L(2)	L(2)	L(2)	L(2)
Bed & Breakfast Establishments:							
1-2 Guest Rooms		P	P	P	P	P	P
3-5 Guest Rooms		P	P	P	P	P	P
6+ Guest Rooms		P	P	P	P	P	P
Boarding Kennels/Pet Day Care		L	L	L	L	L	L
Camping Parks		-	-	-	-	-	-
Child Care Facilities:							

§131.0718 Supplemental Regulations for Premises Greater Than Five Acres

The purpose and intent of these regulations is to break down larger sites into approximately two-acre segments to enhance a sense of place; facilitate pedestrian circulation; reduce walking distances; improve connections to the *public right-of-way* or private drives, transit, and adjoining neighborhoods; and promote the livability and vitality of such *development*. A lot line adjustment cannot be used to reduce the size of *premises* to eliminate the applicability of these requirements.